

COA # 2014-COA-349 (LS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date SEPT. 3, 2014
		NEW CASE
309 N. EAST STREET LOCKERBIE SQUARE		Center Township Council District: 15 Vop Osili
Applicant ROBERT & BARBARA GOULET mailing address: 309 N. East Street Indianapolis, IN 46202		
Owner: SAME AS ABOVE		
EXPEDITED CASE		
IHPC COA: 2014-COA-349 (LS) <ul style="list-style-type: none"> Construct 2 story addition on east side of house; convert existing attached garage to living space Alter openings 		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

There was a 2 story house on this site that appears on the 1898 Sanborn map. Aerial photography demonstrates that the building was demolished between 1972 and 1979. The existing house was approved by the IHPC in 1996. The house is long and linear. At the rear is an attached 2-car garage accessed off the alley. Behind the house is a concrete parking pad.

Proposed Addition and Conversion

Architect Terry Bradbury's design converts the existing garage to expanded living space in the house. A new two-story addition will replace the present parking pad and will provide a two car garage on the first floor and home office and closet space above. Windows and a masonry chimney will be added to the north elevation where the garage is currently located. Large windows will be added to the south elevation of the current garage space, to overlook the existing garden.

The new addition will have lap siding to match that on the main house. It has a small setback from the walls of the main house. The north elevation features the overhead garage door framed with a trellis. Above the garage door is a grouped bank of windows that match the style of those on the main house. French doors and a small balcony are featured on the second floor of the south elevation, and on the first floor the existing pedestrian door will be relocated and utilized. There is also a small window on the south elevation. Three windows are located on the second floor of the rear (east) elevation. There are no doors or windows on the first floor of this elevation because of its proximity to the garage directly behind it.

Chimney. A frame chimney was initially proposed, but has been changed to a masonry chimney at staff's request. The plans indicate a "masonry chimney," but approval of the finish details and exact masonry material will be left for staff approval. It will likely be brick, but the architect does not want it to "look historic," so he is considering using color and/or unit size to differentiate it from historic chimneys.

Lockerbie Square Plan

The plan states the following about additions:

- *Additions should be located away from the front façade and at the rear.*

- *The scale, height, size, and mass should relate to the existing building and not over power it. The mass and form of the original building should be discernable, even after an addition has been constructed.*

The proposed addition is compatible with the architecture of the original design, as well as the surrounding historic context. The addition adds visual interest to what are currently somewhat austere elevations, but without changing the overall character of the main house.

While attached garages are not generally encouraged, in 1996 the IHPC made an exception for this house due to the tight constraints of the lot. The new addition actually makes the garage more secondary in nature than it currently is by using a lower roofline and recessing it from the main body of the house.

STAFF RECOMMENDED MOTION

COA #2014-COA-349 (LS):

- **To approve a Certificate of Appropriateness to construct a 2 story addition on east side of house; convert existing attached garage to living space and alter openings as per submitted documentation and subject to the following stipulations:**

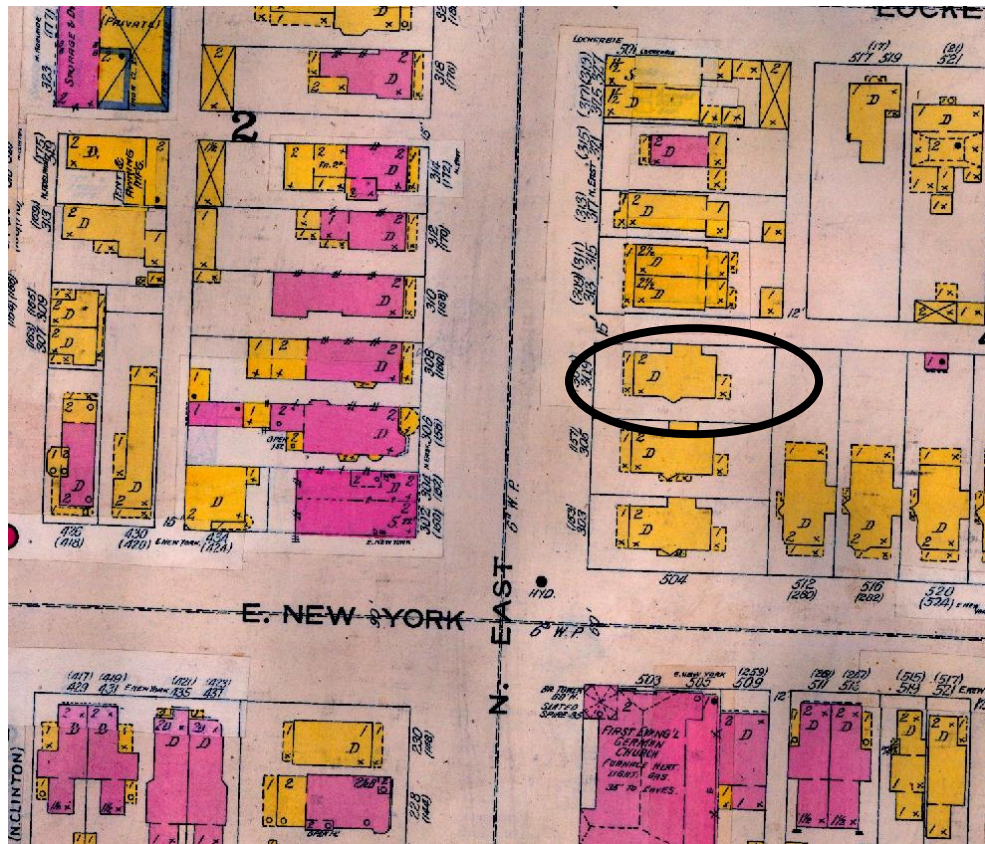
DCE: Stipulations 1, 2, and 3 must be completed prior to the issuance of any building permits.

1. Final construction drawings shall be approved by staff prior to commencement of work.
Approved: _____ Date: _____
 2. A pre-construction meeting with IHPC staff, the designer, the owner, and the contractor/construction manager must be held prior to commencement of construction.
Approved: _____ Date: _____
 3. Construction site must be field-staked, with no offsets, and reviewed by IHPC staff prior to commencement of work. *Approved: _____ Date: _____*
 4. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
 5. Masonry selection for the chimney shall be approved by staff prior to purchase or commencement of work. *Approved: _____ Date: _____*
 6. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
 7. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
 8. Any change to the design or scope of work must be approved by IHPC staff prior to commencement of work.
- NOTE: This is an Indiana Landmarks covenant property. Please contact Landmarks at 317-639-4534 to receive any necessary approvals.**

Staff Reviewer: Emily Jarzen



Maps of subject property



1898 Sanborn map



Aerial view of subject property



Aerial view of subject property, facing west (rear of property)



Aerial view of subject property, facing south



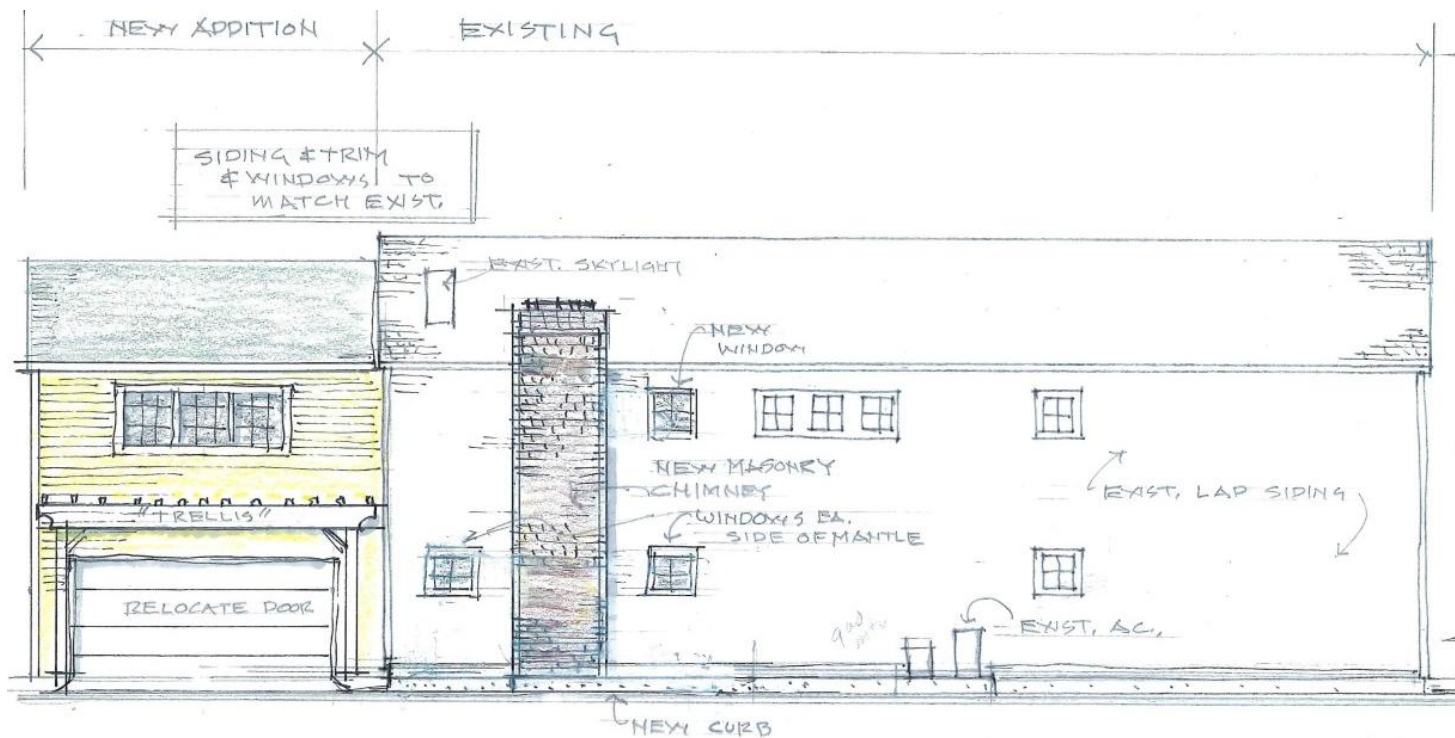
309 N. East Street



309 N. East Street, east and north elevations



309 N. East Street, rear (east) elevation



North elevation



South elevation



Rear (east) elevation